

## **SUBJECT: REQUEST FOR INFORMATION (RFI) FOR OFFICE SPACE IN CHATTANOOGA, TENNESSEE**

The Tennessee Valley Authority (TVA) is seeking information for the lease or purchase of approximately 600,000 square feet of contiguous rentable office space in Chattanooga, TN. A campus type development with individual buildings in close proximity will also be considered. TVA anticipates issuing a Request for Proposal (RFP) following the evaluations of the RFI responses.

Two options may be available to the Respondent: Option 1. An existing or build-to-suit facility located within the city limits of Chattanooga or Option 2. A build-to-suit facility located on TVA-owned property within the city limits of Chattanooga. A TVA decision to proceed with any option will be made only after satisfactory completion of required financial, technical, environmental, and management reviews.

TVA is seeking complete development services: architectural programming and design, engineering, construction, and possible post occupancy building management. TVA is planning on entering into a 20 year lease agreement from the date of acceptance of the building in March 2010, but may consider purchase of the building as well.

If sufficient commercial parking is not available in close proximity, a separate parking garage or surface lots are acceptable methods of providing parking. The required parking spaces, including official spaces, shall be non-tandem (not stacked) parking spaces, capable of accommodating full-size passenger vehicles and light trucks. Handicapped parking spaces will be provided for all parking areas in accordance with the American Disabilities Act Accessibility Guidelines in addition to state and local code.

The building will include the following technical areas requiring specialty engineering:

- Computer Center (approximately 25,000 square feet)-TVA's central computer and communications network requiring high reliability (2N redundancy).
- Systems Operations Center (approximately 14,000 square feet)-the central operation for TVA's power distribution system requiring high reliability (2N redundancy).
- Bulk Power Trading (approximately 2000 square feet)-the trading center for TVA's power purchases and sales.
- Central Nuclear Emergency Command Center (approximately 6500 square feet)

The building will also include the following special purpose spaces:

- Auditorium (approximately 6000 square feet).
- Document Control Centers (approximately 9500 square feet).
- Food Services (square footage to be determined).
- TEOC-Central transmission emergency command center (approximately 1300 square feet).

The facility shall be designed and constructed as prime “Class A” commercial office space with attractive, professional surroundings. Included in this classification of building type is Uniform Basic and Standard Building Code construction, Types I and II (non-combustible). This class is also referred to as a modified fire resistive or two-hour construction. Class “A” buildings are designed for good appearance, comfort and convenience as well as the element of prestige. The quality of furnishings and fixtures is high and electrical outlets and services, plumbing, etc. are above average. Ornamental treatment, trims, millwork, etc. are usually of a higher quality and interiors are designed for upper class rentals. A prime example would be a corporate headquarters type building. The following building types are not acceptable examples for purposes of past performance and requirements: distribution, warehouse, manufacturing, or processing facilities; prisons, jails, correctional facilities, or detention centers; hospitals, residential projects (e.g. housing, hotels, dormitories, etc.) sports facilities, retail projects, or facilities constructed outside the Continental U.S.

TVA is committed to incorporating principles of sustainable design and energy efficiency into all of its building projects. The building must meet 10 CFR Part 434/435 and exemplify sustainable design practices as outlined in the Federal Leadership in High Performance and Sustainable Buildings Memorandum of Understanding. Sustainable principles shall serve as the basis for planning, programming, budgeting, construction, commissioning, and operation of the new facility. Respondent shall incorporate energy and water efficiency and sustainable design in compliance with Executive Order 13123 and the Energy Policy Act (EPA) of 1992 and 2005. On any build-to-suit proposal, Respondent shall be required to follow the National Environmental policy Act (NEPA).

In addition to those Federal requirements listed above, Respondent shall comply with all other applicable city, state, and federal laws, codes, ordinances, rules, and regulations and in the event of conflict thereof, the more stringent shall apply.

Attachment A is a list of the Submittal Requirements necessary to satisfy the preconditions identified by TVA. In order to facilitate our evaluation of proposals during the competitive process, TVA will issue RFP’s only to those potential Respondents, in TVA’s sole judgment, who have demonstrated the capability of meeting TVA’s requirements. Accordingly, please prepare and submit a response for each of these Submittal Requirements, stating completely but concisely how your company will meet each. This screening is designed to save both TVA and interested Respondents’ time, in the event the Respondent does not meet TVA’s requirements. TVA will inform each Respondent whether it will be invited to submit a competitive proposal for further consideration.

Three (3) copies of your submittal are due by 5:00 P.M. Eastern Daylight Time on August 18, 2006 and should be submitted to the Contract Manager at the address below. A CD containing the proposal in a Windows XP Microsoft Word format should also be included with the submittal.

The submittal must be marked as follows:

PROPRIETY INFORMATION – SUBMITTAL IN RESPONSE TO TVA RFI NO. FM080306.

Submittals must be addressed to TVA's Contract Manager as follows:

Tennessee Valley Authority  
Dennis McCorvie, Contract Manager  
1101 Market Street, SP1A  
Chattanooga, TN 37402  
Phone number: (423) 751-2779  
FAX number: (423) 751-2612  
E-mail address: [drmccorvie@tva.gov](mailto:drmccorvie@tva.gov)

Only the individual named above is authorized to provide an explanation or interpretation of this requirement. Any discussion or questions concerning this announcement shall be directed to the person identified above and must be submitted in written form via e-mail. If the Respondent wants to be on the distribution list for any questions and answers that are submitted by other Respondents, provide an e-mail address to the Contract Manager.

This RFI does not obligate TVA to issue a future RFP or to pay any costs incurred in the development and submission of any submittal or proposal.

## Attachment A

# **SUBMITTAL REQUIREMENTS FOR RFI FOR TVA OFFICE SPACE IN CHATTANOOGA, TENNESSEE**

### **Development Experience and Qualifications**

1. Provide a description of the building option(s) to be proposed: existing and/or build-to-suit facility on land owned by TVA or others.
2. Provide the corporate background and firm description; locations; structure and organizational makeup and noteworthy accomplishments (regional, national, international awards).
3. Submit documentation that demonstrates that the Respondent has or can obtain the necessary financial capability to develop a project of this size and complexity. At a minimum, Respondents should provide a short company history including sales/growth profile and the past three years' annual reports including financial statements. If Respondent is a joint venture, partnership, wholly-owned subsidiary, or consortium, Respondent shall describe the financial structure and inter-organizational arrangement relating to the project and provide financial information requested above for each company. Respondent shall also include details as to any discussions, formal or informal, currently taking place as to the possible change of company ownership.
4. Provide a short description of any environmental claims or litigation and any litigation which, in the Respondent's good-faith best judgment might have an adverse impact on its ability to perform under a contract with TVA to provide office space. A short description of any litigation involving principal stockholders, managers, member partners, or executives which could have a similar impact on the Respondent's potential ability to perform under a contract with TVA to provide office space should be included.
5. Provide Respondent's corporate management approach to the development of an existing building and/or a built-to-suit single tenant project, as applicable to Respondent's intended proposal. This approach should address established corporate processes and techniques used to successfully develop a project(s) of this size.
6. Provide two kinds of organizational charts: one that illustrates the management team that the Respondent would utilize for the development of this project and one for the long-term management of the project after occupancy, including a brief description of each position.

7. Provide a project list of ongoing projects and projects completed within the last 10 years which were single tenant existing building and/or build-to-suit projects, as applicable to Respondent's intended proposal. The list shall contain the project name, location, gross square footage, usable square footage, brief description and a reliable reference with contact information for each of the projects. Projects should be of comparable size and complexity to that described in this RFI. Submittals should consist of a maximum of 10 projects with descriptions limited to one paragraph which highlights each project's complexities and similarities. Provide to the Contract Manager photographs for all projects in hard copy format.
8. Provide a list of buildings managed for more than 5 years within the last 10 years. The list shall contain the building name, location, type tenants, gross square footage, usable square footage, brief description of services provided and a reliable tenant reference with contact information for each building. The buildings should be of comparable size and have similar management requirements to that described in this RFI. Submittals should consist of a maximum of 10 projects with descriptions limited to one paragraph each.
9. Provide a discussion of Respondent's knowledge of local commercial real property development markets.

#### **Architectural, Engineering, Contractor, Operations and Maintenance Experience and Qualifications**

1. Provide the corporate background and firm description; locations; structure; organizational makeup; and noteworthy accomplishments (regional, national, international awards).
2. Provide evidence that the firms are licensed to practice in their respective disciplines as required in the State of Tennessee.
3. Provide an organizational chart for the firm's project team that would be utilized on this project and include a brief description of each position. Provide a project list of ongoing and projects completed within the last 10 years. The list shall contain the project name, location, gross square footage, usable square footage, brief description and a reliable reference with contact information for each of the projects. The projects should be of comparable size and complexity. Submittals should consist of a maximum of 10 projects with descriptions limited to one paragraph which highlights its complexities and similarities. Provide to the Contract Manager photographs for all projects in hard copy format.
4. Provide a list of ongoing projects and projects completed within the last 10 years, as applicable to Respondent's intended proposal. The list shall contain the project name, location, gross square footage, usable square footage, brief description and a reliable

reference with contact information for each of the projects. The projects should be of comparable size and complexity to that described in this RFI. Submittals should consist of a maximum of 10 projects with descriptions limited to one paragraph which highlights each project's complexities and similarities to that contemplated in this RFI. Provide photographs in hard copy format for all projects.

5. Operations and Maintenance Firms should submit a list of buildings managed for more than 5 years within the last 10 years, as applicable to Respondent's intended proposal. The list shall contain the building name, location, type tenants, gross square footage, usable square footage, brief description of services provided and a reliable tenant reference with contact information for each building. The project should be of comparable size and have similar management requirements to that described in this RFI. Submittals should consist of a maximum of 10 projects with descriptions limited to one paragraph each.

### **Teaming Experience**

Where teaming arrangements are intended to be proposed, describe previous projects and working relationships on which the primary firms of the development team have worked together.